

# Los Angeles Regional Crime Laboratory Facility Authority



Proud Partner

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## **JULY 29, 2004 MINUTES**

The nineteenth meeting of the Los Angeles Regional Crime Laboratory Facility Authority was held July 29, 2004 at Los Angeles City Hall, Room 1010, 200 North Spring Street, Los Angeles, CA 90012

## **CALL TO ORDER**

Chairperson David E. Janssen called the meeting to order at 8:11 a.m. The following Directors were present constituting a quorum of the Authority:

David E. Janssen, Chairperson, Chief Administrative Officer, County of Los Angeles  
William J. Bratton, Vice Chair, Chief, Los Angeles Police Department  
Leroy Baca, Sheriff, Los Angeles County  
William T Fujioka, City Administrative Officer, City of Los Angeles  
Dr. Steven N. Garcia, V.P., Finance and Administration, California State University Los Angeles

## **APPROVAL OF MAY 27, 2004 MINUTES**

On motion of Director Fujioka, seconded by Director Baca, the Authority unanimously approved the May 27, 2004 minutes.

## **THE INTERNAL PLANNING UNIT STAFF REPORTS**

Project Update: James Hall, Jacobs Facilities, reported that:

- Supplemental Reports were revised and updated for July
- Six proposals were received as of July 2, 2004, for prequalification of contractors: Hensel Phelps Construction Co.; Swinerton Builders; PCL Construction Service, Inc.; S.J. Amoroso Construction Co., Inc.; Thompson Pacific Construction, Inc.; and Clark Construction Group California LP.
- August 16, 2004, the State will issue a short list and notify the qualified contractors. The actual bids would be sent to the qualified contractors in October.
- Jacobs and the architect estimators, Rider, Hunt, Levett & Bailey, prepared detailed estimates and both estimates came in under one percent below the budget. Two different estimating approaches were used and they came within \$100,000 of each other (\$69.2 million and \$69.3 million). Steel prices are estimated at \$2,700 per ton.
- Some of the erratic escalation of pricing for steel has stabilized and some bid surveys were below the \$2,700 per ton.
- Several series of design reviews were prepared from work sessions with the tenants.
- The plans are acceptable by all parties.

- The code plan check was done and from County Code Compliance comments were received. One issue regarding the steel was noted and the architect is designing a fix then it will be resubmitted for approval.
- A meeting with the State Fire Marshall is scheduled for July 30<sup>th</sup> to complete the back check.
- Prison Industries issued a waiver regarding the systems furniture so the project can utilize the State's contract.
- The project will be following the State Contract Code requirements, County and local ordinances will not apply.

Design Update: Steve Moodie, Fields Devereaux, reported that he is working on incorporating the comments received on the 95% package into the 100% package which is scheduled for mid-August. There are five main sets of comments, those for Internal Planning Unit – user groups, the State Fire Marshal – documents for back check, the Department of State Architect – accessibility review, the County Public Works – plan review and Constructability Review – addressing 2000 comments.

Mr. Moodie is working with the State on the specifications for the front end of the documents such as enhancing the scheduling specification. The State has a standard format.

Operations Working Group: Harley Sagara, Los Angeles Sheriff's Department, advised a correction in summary document 4.c. in the heading and the first line of the first paragraph should read the Operations Working Group instead of the Operations Committee.

Mr. Sagara provided a brief overview of the three groups: the Facilities Fiscal Issues Group, the Broad Facilities Policies Group and the Section Specific Issues Group and their issues.

Mr. Mallon, Project Coordinator, stated that the working relationship of all participants has been excellent.

### **ACTION ITEMS**

Concurrence of 95% Working Document, Budget, Program, Schedule and Inclusion of three (3) Deductive Alternatives: Patrick Mallon and Paul Davidson reported that:

- AB 3000 (Oropeza) requires the Authority to concur with the documents prior to issuance for construction.
- In the November 2003 meeting the Authority approved the 50% Working Drawings and since then the architect has completed the 95% Drawings with a number of reviews by various agencies.
- Due to the volatility of the construction market, the volatility led to the effort to value engineer out any unnecessary expenses for areas believed to be excessive.
- The group is \$700,000 below the construction allowance which is a one percent cushion. With the existing deductions the current cushion is 1.8% and the staff has come up with alternatives to deduct additional items to increase the safety cushion.
- Paul Davidson secured the approval from the Department of Finance to use the Deductive Alternate Concept which is atypical for State projects.

- The Department of Finance approved three deductive alternates with the caveat that it cannot reduce the program or scope of the building and the order of use must be predetermined. Cannot reduce the size of the building or eliminate cabinets or finishing in rooms. This changes the scope and requires approval of the Department of Finance and potentially the State Legislature.
- The alternatives are: trellis change (\$542,000); reduction of the skylight size (\$90,000); and not build out three laboratory areas designated for California Criminalistic Institute.
- The removal of the trellis and reduction of the skylight were approved by CSULA's Campus Physical Planning Committee (CPPC) but the cost of the skylight was minimal and two other alternates were studied.
- Mr. Mallon, Mr. Davidson, and the architect met with the campus architect on July 22<sup>nd</sup> to discuss alternatives.
- A meeting with the CPPC is scheduled for August 3<sup>rd</sup> to consider modifications to the exterior surface of the building.
  1. Replacing the tan sandstone with concrete stucco in the same color and pattern with a savings of \$481,000.
  2. Changing some of the northern exposure's red sandstone with concrete stucco. The entrance to the building and library resource center would remain the sandstone, only the upper floors and areas away from pedestrian traffic would be changed to the stucco. The cost savings would be \$475,000.
- The sandstone supplier is the sole source supplier in the area and by including the facing as a deductive alternative it would encourage the vendor to maintain prices.
- The action item today seeks approval of the 95% completion and the inclusion of three deductive alternatives. These alternatives, if approved, would provide a 4% safety net.
- Mr. Davidson stated the current safety net is not sufficient and the alternatives are needed.
- The inflation rate is estimated to be .3% per month which is about \$200,000 to \$250,000 per month of escalation loss on a \$70 million project.

Director Baca commented if any of the deductive alternatives are to be actualized they should come back to the Authority for approval and that the City and County should examine alternatives to avoid eliminating the sandstone and lowering the building's esthetic appeal.

Director Janssen inquired if the deductive alternative would come back before the Authority or would Department of General Services make the decision on this issue.

Davidson stated that when the bids come in, he has a baseline which is the approved budget. If the bids exceed that baseline then he would start with the first deductive alternative and reevaluate the bid and proceed to the second deductive alternative if so warranted to bring the bid within budget.

Director Baca asked if the three deductive alternatives were within the planned scope of the alternates could the City and County provide the additional funding to save portions of this project. Mr. Davidson stated that he was unsure if it could be done.

Director Baca asked if the Authority could obtain an agreement. Mr. Davidson said that he would check with the Department of Finance. He feels that they could be receptive to an

idea. He also stated they will look at all alternatives prior to saying the bids are too high and stopping the project.

Mr. Mallon stated that there are two elements in the budget that could support this action; the \$600,000 furnishing budget and the \$650,000 communications budget.

Mr. Davidson stated that if the user groups could purchase the modular furniture themselves he could take the funds and move it to the construction cost and save one of the deductive alternatives. It would allow him to adjust the budget without a direct funds transfer.

Mr. Mallon stated that the Authority needs to meet August 19<sup>th</sup> to approve the deductive alternatives and their order.

Director Janssen asked what would happen if CSULA's CPPC does not approve the deductive alternatives and whether or not their approval is required. Mr. Mallon stated that they would be short on the safety net and the lease agreement includes language stating CSULA can provide input regarding the building's exterior finishes.

Director Garcia stated in their meeting last week with Paul Davidson, that since the building will be at the entry of the campus and that multiple construction projects on campus have created a theme of red sandstone. CSULA's priority is to save the red sandstone.

Director Fujioka stated the City would be unable to obtain an appropriation this year.

Director Janssen asked Director Garcia if there would be any problem with the CPPC. Director Garcia stated the university already approved the trellis as a deductive alternative and would accept the tan sandstone siding facing the freeway. Director Garcia added that replacing the sandstone with stucco will require more maintenance in the long term.

**On motion of Director Fujioka, seconded by Director Bratton, the Authority unanimously accepted the Concurrence of 95% Working Document, Budget, Program, Schedule and Inclusion of three Deductive Alternatives.**

#### **CALIFORNIA FORENSIC SCIENCE INSTITUTE UPDATE**

Rose Ochi, Executive Director, California Forensic Science Institute, reported the Institute had discussions with Los Angeles County's Public Nursing Department to discuss training needs and preparedness. The Institute was invited by the County's Public Health Department to submit a concept proposal to develop an in-service curriculum development planning grant of \$200,000 from the Center for Disease Control to develop training, improve the competency and capacity of the system, and meeting the safety, care and forensic needs of the population.

The efforts to secure funds to develop a prototype for homeland security forensic curricula in Washington went well. There was acknowledgement of a gap in the federal, state and local readiness plans, but there are no funds at the federal level at this time. The Institute is exploring the possibility of state funds for this project.

There is a public forum schedule for October 1, 2004 for a dialogue on the DNA database and the databank program that is on the initiative for the November elections.

The IACP invited Ms. Ochi to be a member of its Forensic Committee. Barry Fischer is a member. Presently, they are planning a forum for the IACP convention in November.

**MATTERS NOT POSTED ON AGENDA (TO BE PRESENTED AND PLACED ON THE AGENDA OF A FUTURE MEETING)**

Pat Mallon stated that a meeting will be attempted for August 19<sup>th</sup> to approve the three deductive alternatives and the order that which they will be employed. Also the November 25<sup>th</sup> meeting will be rescheduled to around November 15<sup>th</sup>.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:06 a.m.